

**County of San Diego TIF Program**  
**SPRING VALLEY FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$488 / acre	\$98 / acre	\$586 / acre
<b>AIRPORT</b>			
Commercial	\$17,081 / ksf	\$3,430 / ksf	\$20,511 / ksf
General Aviation	\$1,464 / acre	\$294 / acre	\$1,758 / acre
Heliports	\$24,402 / acre	\$4,900 / acre	\$29,302 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$149,400 / acre	\$30,000 / acre	\$179,400 / acre
Self-serve	\$24,900 / wash stall	\$5,000 / wash stall	\$29,900 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$5,760 / fueling space	\$34,445 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$5,580 / fueling space	\$33,368 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$5,400 / fueling space	\$32,292 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$1,800 / ksf	\$10,764 / ksf
Auto Repair Center	\$3,586 / ksf	\$720 / ksf	\$4,306 / ksf
Auto Parts Sales	\$10,757 / ksf	\$2,160 / ksf	\$12,917 / ksf
Quick Lube	\$7,171 /	\$1,440 /	\$8,611 /
Tire Store	\$4,482 / ksf	\$900 / ksf	\$5,382 / ksf
<b>CEMETERY</b>	\$1,245 / acre	\$250 / acre	\$1,495 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$1,994 / ksf	\$401 / ksf	\$2,395 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$1,750 / ksf	\$10,465 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$2,225 / ksf	\$13,306 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$3,120 / ksf	\$18,658 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$4,680 / ksf	\$27,986 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$1,700 / ksf	\$10,166 / ksf
Electronics Superstore	\$10,583 / ksf	\$2,125 / ksf	\$12,708 / ksf
Factory Outlet	\$8,466 / ksf	\$1,700 / ksf	\$10,166 / ksf
Supermarket	\$31,748 / ksf	\$6,375 / ksf	\$38,123 / ksf
Drugstore	\$19,049 / ksf	\$3,825 / ksf	\$22,874 / ksf

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	Regional	Local	Total
Convenience Market (15-16 hours)	\$105,825 / ksf	\$21,250 / ksf	\$127,075 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$29,750 / ksf	\$177,905 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$36,125 / ksf	\$216,028 / ksf
Discount Club	\$12,699 / ksf	\$2,550 / ksf	\$15,249 / ksf
Discount Store	\$12,699 / ksf	\$2,550 / ksf	\$15,249 / ksf
Furniture store	\$1,270 / ksf	\$255 / ksf	\$1,525 / ksf
Lumber Store	\$6,350 / ksf	\$1,275 / ksf	\$7,625 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$1,700 / ksf	\$10,166 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$2,550 / ksf	\$15,249 / ksf
Garden Nursery	\$8,466 / ksf	\$1,700 / ksf	\$10,166 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$4,675 / ksf	\$27,957 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$213 / unit	\$1,271 / unit
<b>EDUCATION</b>			
University (4 years)	\$598 / student	\$120 / student	\$718 / student
Junior College (2 years)	\$296 / student	\$60 / student	\$356 / student
High School	\$304 / student	\$61 / student	\$365 / student
Middle/Junior High	\$306 / student	\$62 / student	\$368 / student
Elementary	\$359 / student	\$72 / student	\$431 / student
Day Care	\$1,071 / child	\$215 / child	\$1,286 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$28,760 / ksf	\$5,775 / ksf	\$34,535 / ksf
with Drive-Through	\$38,346 / ksf	\$7,700 / ksf	\$46,046 / ksf
Drive-Through only	\$47,933 / lane	\$9,625 / lane	\$57,558 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$4,813 / lane	\$28,779 / lane
Savings & Loan	\$11,504 / ksf	\$2,310 / ksf	\$13,814 / ksf
Drive-Through only	\$47,933 / lane	\$9,625 / lane	\$57,558 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$4,813 / lane	\$28,779 / lane
<b>HOSPITAL</b>			
General	\$4,880 / bed	\$980 / bed	\$5,860 / bed
Convalescent/Nursing	\$732 / bed	\$147 / bed	\$879 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$640 / ksf	\$3,827 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$392 / ksf	\$2,344 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$485 / ksf	\$2,900 / ksf
Manufacturing/Assembly	\$966 / ksf	\$194 / ksf	\$1,160 / ksf
Warehousing	\$1,208 / ksf	\$243 / ksf	\$1,450 / ksf
Storage	\$483 / ksf	\$97 / ksf	\$580 / ksf
Science Research & Development	\$1,932 / ksf	\$388 / ksf	\$2,320 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$291 / acre	\$1,740 / acre
<b>LIBRARY</b>	\$10,956 / ksf	\$2,200 / ksf	\$13,156 / ksf
<b>LODGING</b>			

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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$480 / room	\$2,870 / room
Motel	\$2,151 / room	\$432 / room	\$2,583 / room
Resort Hotel	\$1,912 / room	\$384 / room	\$2,296 / room
Business Hotel	\$1,673 / room	\$336 / room	\$2,009 / room
<b>MILITARY</b>	\$610 / person	\$123 / person	\$733 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$960 / ksf	\$5,741 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$825 / ksf	\$4,931 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$582 / ksf	\$3,480 / ksf
Single Tenant Office	\$3,381 / ksf	\$679 / ksf	\$4,060 / ksf
Corporate Headquarters	\$1,691 / ksf	\$340 / ksf	\$2,030 / ksf
Government (Civic Center)	\$6,275 / ksf	\$1,260 / ksf	\$7,535 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$3,780 / ksf	\$22,604 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$8,400 / ksf	\$50,232 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$12,600 / ksf	\$75,348 / ksf
Mail Drop Lane only	\$313,740 / lane	\$63,000 / lane	\$376,740 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$31,500 / lane	\$188,370 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$7,560 / ksf	\$45,209 / ksf
Medical-Dental	\$11,205 / ksf	\$2,250 / ksf	\$13,455 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$2,350 / acre	\$14,053 / acre
Regional (developed)	\$4,681 / acre	\$940 / acre	\$5,621 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$235 / acre	\$1,405 / acre
State (average 1000 acres)	\$234 / acre	\$47 / acre	\$281 / acre
Amusement (Theme)	\$18,725 / acre	\$3,760 / acre	\$22,485 / acre
San Diego Zoo	\$26,917 / acre	\$5,405 / acre	\$32,322 / acre
Sea World	\$18,725 / acre	\$3,760 / acre	\$22,485 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$135,954 / klf shore	\$27,300 / klf shore	\$163,254 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$2,275 / klf shore	\$13,605 / klf shore
Bowling Center	\$6,798 / ksf	\$1,365 / ksf	\$8,163 / ksf
Campground	\$906 / campsite	\$182 / campsite	\$1,088 / campsite
Golf Course	\$1,586 / acre	\$319 / acre	\$1,905 / acre
Driving Range only	\$15,861 / acre	\$3,185 / acre	\$19,046 / acre
Marinas	\$906 / berth	\$182 / berth	\$1,088 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$4,095 / acre	\$24,488 / acre
Racquetball/Health Club	\$6,798 / ksf	\$1,365 / ksf	\$8,163 / ksf

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Tennis Courts	\$3,625 / acre	\$728 / acre	\$4,353 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$2,275 / acre	\$13,605 / acre
Indoor Arena	\$6,798 / acre	\$1,365 / acre	\$8,163 / acre
Racetrack	\$9,064 / acre	\$1,820 / acre	\$10,884 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$3,320 / ksf	\$19,854 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural	\$2,898 / unit	\$582 / unit	\$3,480 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,415 / unit	\$485 / unit	\$2,900 / unit
(average 3-6 DU/acre)			
Condominium	\$1,932 / unit	\$388 / unit	\$2,320 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,449 / unit	\$291 / unit	\$1,740 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,932 / unit	\$388 / unit	\$2,320 / unit
(6-20 DU/acre)	\$1,449 / unit	\$291 / unit	\$1,740 / unit
Mobile Home			
Family	\$1,208 / unit	\$243 / unit	\$1,450 / unit
Adults Only	\$725 / unit	\$146 / unit	\$870 / unit
Retirement Community	\$966 / unit	\$194 / unit	\$1,160 / unit
Congregate Care Facility	\$605 / unit	\$122 / unit	\$727 / unit
<b>RESTAURANT</b>			
Quality	\$21,912 / ksf	\$4,400 / ksf	\$26,312 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$7,040 / ksf	\$42,099 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$28,600 / ksf	\$171,028 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$30,800 / ksf	\$184,184 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$6,600 / ksf	\$39,468 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$6,225 / ksf	\$1,250 / ksf	\$7,475 / ksf
Truck Terminal	\$2,490 / ksf	\$500 / ksf	\$2,990 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$8,500 / berth	\$50,830 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$15,000 / acre	\$89,700 / acre
Park & Ride Lots	\$99,600 / acre	\$20,000 / acre	\$119,600 / acre
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